016.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,144,600 / 1,144,600
					USE VALUE:	1,144,600 / 1,144,600
					ASSESSED:	1,144,600 / 1,144,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	HOMESTEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLEARY EDWARD P
Owner 2:	
Owner 3:	
Street 1:	8 HOMESTEAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O'LEARY EDWARD P -
Owner 2:	BARDASCINO CATHERINE -
Street 1:	6 HOMESTEAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,506 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Vinyl Exterior and 3289 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6506.000	647,900	4,600	492,100	1,144,600
Total Card	0.149	647,900	4,600	492,100	1,144,600
Total Parcel	0.149	647,900	4,600	492,100	1,144,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.01 | /Parcel: 348.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 11276
GIS Ref:
GIS Ref:
Insp Date: 02/20/09

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	647,500	4600	6,506.	492,100	1,144,200	1,144,200	Year End Roll	12/18/2019
2019	104	FV	479,200	4600	6,506.	522,900	1,006,700	1,006,700	Year End Roll	1/3/2019
2018	104	FV	479,200	4600	6,506.	381,400	865,200	865,200	Year End Roll	12/20/2017
2017	104	FV	449,700	4600	6,506.	332,200	786,500	786,500	Year End Roll	1/3/2017
2016	104	FV	449,700	4600	6,506.	283,000	737,300	737,300	Year End	1/4/2016
2015	104	FV	401,300	4600	6,506.	276,800	682,700	682,700	Year End Roll	12/11/2014
2014	104	FV	401,300	4600	6,506.	227,600	633,500	633,500	Year End Roll	12/16/2013
2013	104	FV	417,300	4600	6,506.	216,500	638,400	638,400		12/13/2012

!1374!

PRINT

Date	Time
12/10/20	16:59:40

LAST REV

Date	Time
01/08/16	08:03:25

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA AUGUSTO	30915-173		11/30/1999		452,000	No	No		
LAGASSE DAVID/E	28042-601		1/2/1998		330,000	No	No		Y

USER DEFINED

Prior Id # 1:	11276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2011	292	New Wind	1,500					
8/10/2010	976	Re-Roof						
6/28/2006	527	Dormers	36,000			G7	GR FY07	ADD SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2009	Meas/Inspect	189	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6506		Sq. Ft.	Site		0	80.	0.95	1									492,145						492,100	

Total AC/HA: 0.14936 | Total SF/SM: 6506 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 492,145 | Spl Credit | Total: 492,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96924591
Const Adj.:	1.06813514
Adj $ / SQ:	175.999
Other Features:	146153
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	795993
Depreciation:	148055
Depreciated Total:	647938

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

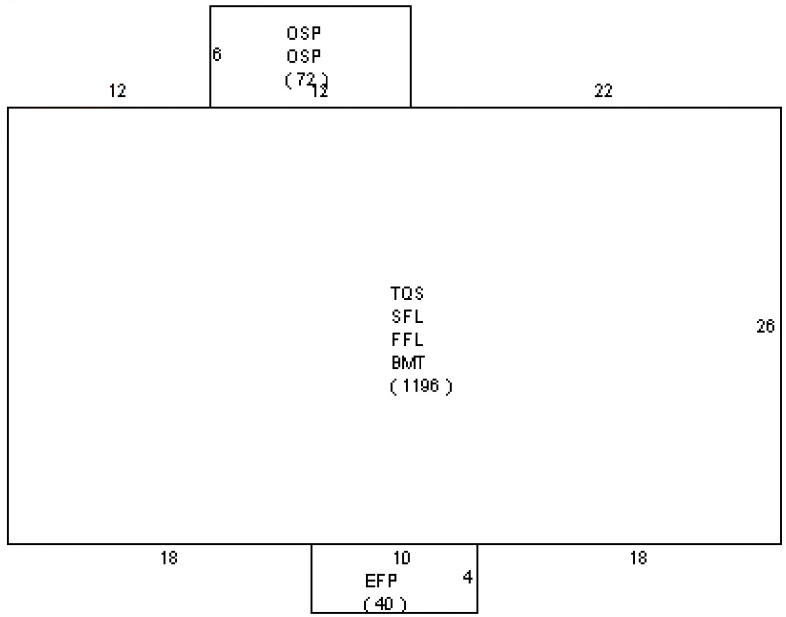
No Unit	RMS	BRS	FL
1	5	2	1
1	7	2	1
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.00
Special Features:	0	Val/Su Net:	138.77
Final Total:	647900	Val/Su SzAd	196.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	52.800	63,148
FFL	First Floor	1,196	176.000	210,494
SFL	Second Floor	1,196	176.000	210,494
TQS	3/4 Story	897	176.000	157,871
OSP	Screen Porch	144	32.850	4,730
EFP	Enclos Porch	40	77.550	3,102
	Net Sketched Area:	4,669	Total:	649,839
Size Ad	3289	Gross Are	4968	FinArea 3289

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1931	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600